Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Hampton Falls Conservation Commission
1 Drinkwater Road
Hampton Falls, NH 03844
Attention: Mary Ann Hill

Statement 06/01/2021

Locus: Marsh Lane, Hampton Falls

Establish survey control for monumentation of
Westerly boundary of SELT Conservation Easement
As shown on RCRD Plan D35012
. . . . . .$ 500.00

Balance due . . . . . $ 500.00

Thank you.

Tocky

USED TOM'S LINE DESPITE CONFLICT WITH MY EARLIER SURVEY (REMEMBER I WENT AND GOT THE BOUND AT THE RIVER)

No.	Bearing	Distance
L1	S80°25'31.0"W	30.00'
L2	N09°36'18.0"W	41.19'
L3	S09°34'29.0"E	20.00'
L4	S04°24'44.0"W	49.89'
L5	S10°49'00.0"E	28.00'
L6	S29°47'00.0"W	36.00'
L7	N46°04'00.0"W	20.63'
L8	N29°47'00.0"E	21.91'
L9	N10°49'02.4"W	32.09'
L10	N80°25'31.0"E	45.03'

main
609,887.05 S.F.
14.0 Ac.

row
7,640.80 S.F.
0.2 Ac.

N77°56'36"E
924.00'

N80°23'57.0"E
290.60'

N80°23'57.0"E
633.40'

28'±

N09°36'18.0"W
90.25'

N09°36'18.0"W
84.42'

139.94'

N09°36'18.0"W

32.6'

26.8'

N09°34'29.0"E
304.27'

23.7'

S09°36'18.0"E
659.97'

709.64'
S80°23'19.1"W

84.35'

S80°25'31.0"W

100.01'
S80°23'12.0"W

95.71'
S80°25'31.0"W

128.60'

188.00'
S80°25'31.0"W

N04°24'44.0"E
68.19'

S18°35'00.0"E
72.00'

N18°35'00.0"W
64.36'

IRON PIN

HUB

ipstones

ipin

st brkd

???

```
Command= 210-
Point#, Start#-End# or G#= 1-407
Bearing      Distance  Elev    Descrip  Pnt.  Northing     Easting      Type
-------------------------02-27-2025-----08:50:43------------------D:...\BMHOME22
                               ipin     1     5000.0000    5000.0000
                               ipin     2     4983.2985    4901.3944    TRA
                               ipin     3     4969.2683    4818.2195    TRA
                               st bnd   4     4964.2782    4788.6374    TRA
                               ipin     5     5004.8908    4781.7646    TRA
                               ipin     6     5304.8954    4730.9957    TRA
                               ipin     7     5442.8737    4707.6461    TRA
                               ipin     8     5526.1102    4693.5602    TRA
                               ipstones 9     5615.0950    4678.5015    TRA
                                        10    5663.5622    4965.0313    TRA
                                        11    5769.2026    5589.5596    TRA
                                        12    5118.4844    5699.6788    TRA
                               ipin     13    4956.7882    4744.2347    TRA
                               ipin     14    4935.3977    4617.4261    TRA
                               st bnd   15    4919.4779    4523.0494    TRA
                               ???      16    4949.5469    4821.5461    TRA
                               ipin     17    4918.2761    4636.1651    TRA
                                        18    4868.5340    4632.3269    TRA
                                        19    4841.0315    4637.5816    TRA
                                        20    4772.9201    4660.9235    TRA
                                        21    4741.6754    4643.0415    TRA
                                        22    4755.9889    4628.1849    TRA
                                        23    4775.0048    4639.0680    TRA
                                        24    4835.8888    4618.2030    TRA
                                        25    4867.4086    4624.2252    TRA
                                        26    4867.4098    4612.1801    TRA
                                        27    4841.0315    4637.5816    TRA
                               sethub1  50    5361.3990    4754.5276
                               sethub2  51    5260.4953    4765.6972    TRA
                               sethub3  52    5122.2491    4785.9370    TRA
                               fndipin  53    5004.8609    4781.8292    SS
                               fndipin  54    4935.3547    4617.3446    SS
                               fndipin  55    5442.8737    4707.6461    SS
                               int      56    5355.9545    4722.3551    INT
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                               int      58    5118.2953    4762.5735    INT

Point#, Start#-End# or G#= 4-
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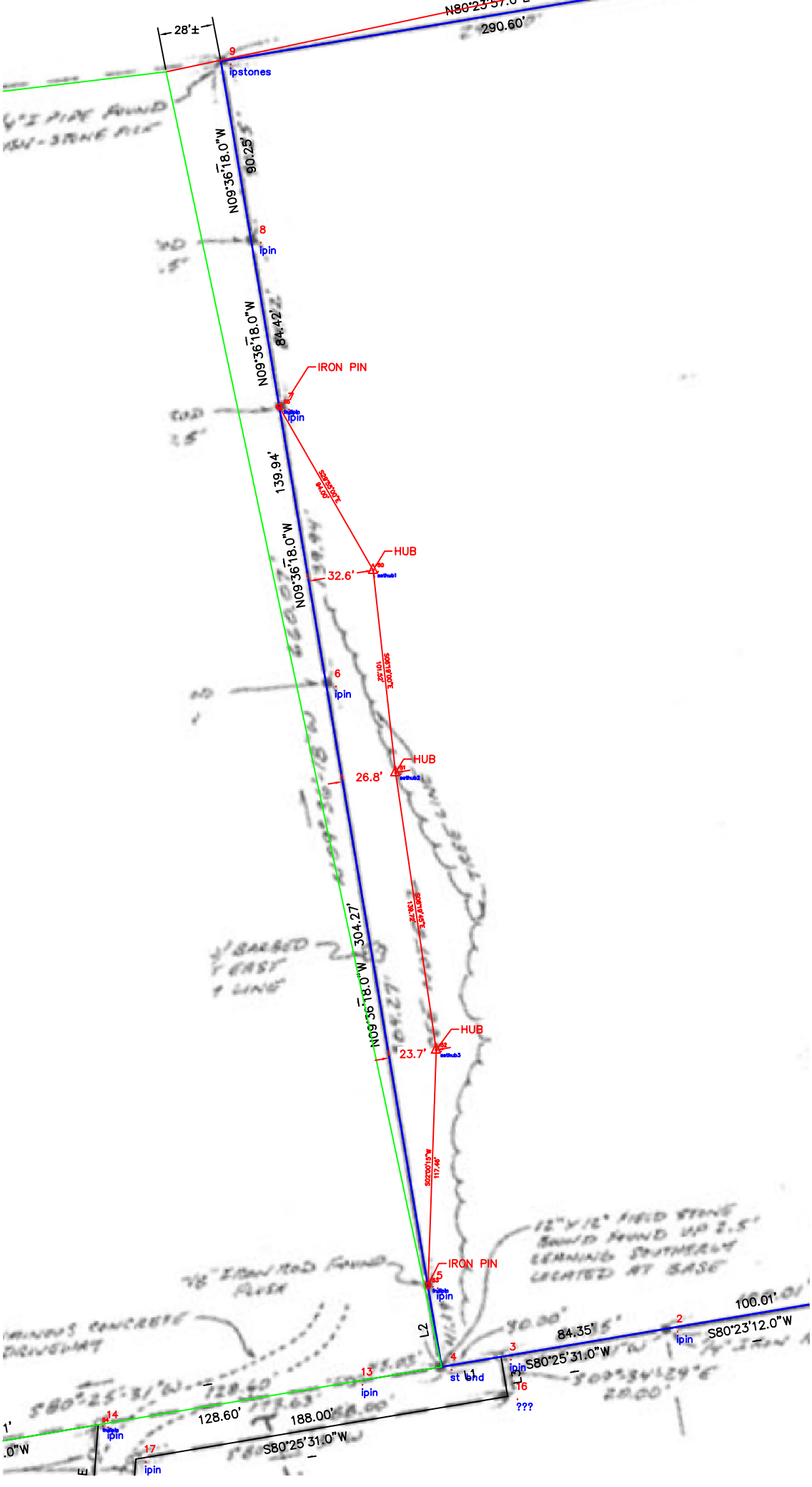

28'±
290.60'
9
ipstones
N09°36'18.0"W
90.25'
8
ipin
N09°36'18.0"W
84.42'
IRON PIN
ipin
139.94'
HUB
32.6'
N09°36'18.0"W
6
ipin
HUB
26.8'
N09°36'18.0"W 304.27'
HUB
23.7'
IRON PIN
5
ipin
L2
100.01'
84.35'
S80°23'12.0"W
2
ipin
3
ipin
S80°25'31.0"W
4
st bnd
13
ipin
16
???
128.60'
188.00'
S80°25'31.0"W
14
ipin
17
ipin

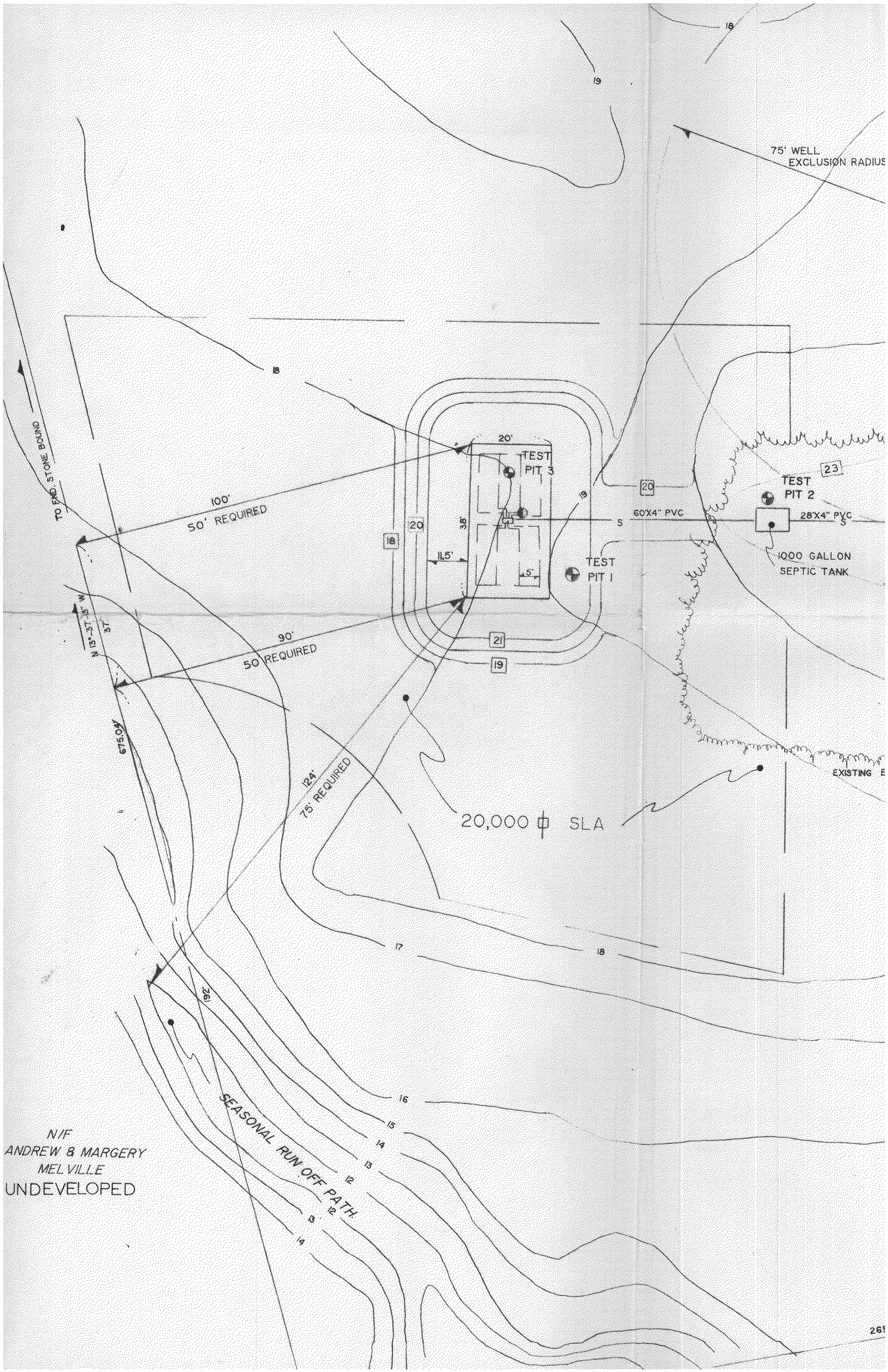
08094-00000900300000000
08093-226-01A-000
08094-00000902000000000
08094-00000900400000000
08094-00000901000000000
08094-00000900900000000
TAX MAP 9 LOT 9
14.001 AC.
609,884 Sq. Ft.
TAYLOR RIVER
(TIDAL)
TOP OF RIVER BANK
POUNDED WATER
08094-00000908A000000000
08094-00000900500000000
08094-00000904800000000
08094-00000900700000000
08094-00000901100000000
N80°-23'-57"E
924.00'
148.13'
250.58'
4"x8" FIELD STONE FOUND UP 1 FT 19.26' NORTH OF PROPERTY LINE
HAROLD & DORIS TANNER RECRD B-1669 P-473
3/4" IRON PIPE FOUND FLUSH AT RIVER BANK
49.71'
S29°56'28"E
659.97'
184.71'
147.72'
70.18'
87.89'
183.65'
3/4" IRON PIPE FOUND UP 0.3'
S80°-23'-12"W
182.33'
172.39'
OLD CELLAR HOLE
5/8 IRON ROD FOUND FLUSH
100.01'
1/4" IRON ROD FOUND UP 0.3'
S80°-23'-31"W
84.32'
30.00'
S09°-34'-29"E
20.00'
12"x1'± FIELD STONE BOUND FOUND UP 2.5' LEANING SOUTHERLY LOCATED AT BASE
1/2" IRON ROD FOUND
5/8 BARBED EAST LINE
N11°-19'-52"W
409.07'
HEDGE LINE
N80°-23'-57"E
240.60'
S82°-53'-12"W
317.03'
3/4" PIPE FOUND FLUSH - STONE PILE
4"x8" FIELD STONE BOUND FOUND
S80°-25'-31"W
128.50'
173.63'
188.00'
S80°-25'-31"W
45.08'
LUMINOUS CONCRETE DRIVEWAY
5/8" IRON ROD FOUND FLUSH
6"x6" SQUARE CUT STONE BOUND FOUND UP 0.2'
STONE PILLARS
95.11'
N04°-24'-44"E
68.19'
N04°-24'-44"E
32.09'
N10°-49'-00"W
64.36'
N18°-55'-00"W
MAG NAIL SET
N29°-47'-00"E
21.91'
"ANITE HEADNAIL
20.63'
N46°-04'-00"W
S31° NE FARMING & GRAZING LANDS
49.89'
S04°24'44"W
28.00'
S10°44'-00"W
72.00'
S18°-55'-00"E
36.00'
S29°34'
DAIL
AMAND
DAM
2 WIRE FENCE
ASPHALT
CONCRETE
NH GRANIT

08094-00000900200000000
0000
08094-00000908A000000000
006000000000
08094-000009008000

2005

08094-00000908A000000000
0000000
08094-000009008000000000

2010


18
19
75' WELL
EXCLUSION RADIUS
TO FND. STONE BOUND
100'
50' REQUIRED
18
20'
TEST
PIT 3
20
3.8'
11.5'
5'
TEST
PIT 1
19
20
60'X4" PVC
S
23
TEST
PIT 2
28'X4" PVC
S
1000 GALLON
SEPTIC TANK
N 13°-37'-15" W
37'
90'
50' REQUIRED
21
19
S75.09'
124'
75' REQUIRED
EXISTING E
20,000 ⌀ SLA
17
18
16
15
14
13
12
12
13
14
SEASONAL RUN OFF PATH
N/F
ANDREW & MARGERY
MELVILLE
UNDEVELOPED
265

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

July 15, 1988

Mr. Gary Vanderall, Chairman
Hampton Falls Planning Board
Hampton Falls Town Hall
Exeter Road
Hampton Falls, New Hampshire 03844

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls, NH

Dear Mr. Vanderall:

As you know in speaking with my office on this date, I represent Mr. and Mrs. Wakefield who are owners of property on Brown's Lane. As my office explained to you my client's are not subdividing property, they are merely requesting that the Board sign off on a boundary line adjustment involving a right of way. I have enclosed for your benefit a portion of the proposed plan. The yellow represents the right of way that the Wakefield's desire to be eliminated while the orange represents the proposed new right of way.

You have advised my office that you are not certain of the procedure to be taken in this type of case. You have further advised that you will confer with the Town's counsel and get back to me on Monday, July 18th with the proper course of action. I will await your telephone call.

Thank you for your anticipated cooperation.

Very truly yours,

Steven G. Shadallah

SGS/k
Encl.
cc: Mr. and Mrs. Stephen Wakfield

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

RECEIVED
7-25-88

July 26, 1988

Mr. Eric Small
Hampton Falls Town Hall
1 Drinkwater Road
Hampton Falls, NH 03844

Re: Stephen and Linda Wakefield

Dear Mr. Small:

Enclosed please find a copy of the Wakefield's Deed which you requested. You advised my office that one of the contingencies in granting approval for the new right of way was that the lot and old row were deeded rights. As you will note in my enclosure, both the lot and row, are expressly stated in this instrument.

Please advise if you need anything further.

Thank you.

Very truly yours,

Steven G. Shadallah

SGS/bd
Encl.
cc: Mr. and Mrs. Stephen Wakefield

DEED OF WARRANTY

BK2254 P0642

I, WILLIAM NATHANIEL HAWKINS,

of Roslindale, Suffolk County, State of New Hampshire, for consideration paid, grant to STEPHEN W. WAKEFIELD and LINDA M. WAKEFIELD, husband and wife, as Joint Tenants with rights of survivorship, 260 Main Street (Street Address)

of Salem (Town or City), Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain tract of land, with the buildings thereon, situate in Hampton Falls, in the County of Rockingham and State of New Hampshire, on the private way to the North of the dwelling of Melville L. Dewitt leading from Lafayette Road to the "Farm", so-called, and shown on "Plat of land for William N. Hawkins in Hampton Falls, N.H., Scale: 1"=50' March 1976, Parker Survey Assoc., Inc., Seabrook, N.H.", said plan recorded in the Rockingham County Registry of Deeds, and said tract of land being more particularly bounded and described as follows:

Beginning at a point at the Northeasterly corner of the lot herein conveyed at a set iron pin at land now or formerly of LeHoullier & Tamposi, and thence traveling South 02° 13' 30" East a distance of 398.30 feet along land now or formerly of the heirs of M. Chase to a set hub; thence continuing South 02° 13' 30" East a distance of 9.81 feet to a point; thence turning and running South 89° 17' 20" West a distance of 47.53 feet to a point; thence continuing South 89° 17' 20" West a distance of 163.79 feet to a point at an iron pipe; thence turning and running North 15° 43' 50" West a distance of 154.28 feet to a set stake; thence turning and running North 46° 04' 00" West a distance of 65.26 feet to a set stake; thence turning and running North 11° 59' 10" West a distance of 166.48 feet to a point; thence turning and running North 80° 25' 30" East along land now or formerly of Hawkins a distance of 209.01 feet to a point, and continuing on the same course and direction 114.35 feet to the set iron pin at the point of beginning. Said tract of land contains 2.4 acres, more or less.

This conveyance is subject to a right of way to the lot, now or formerly of the Grantor, adjoining said land as shown on said plan.

Being the same premises conveyed to the Grantor and Winifred Young Hawkins as Joint Tenants with rights of survivorship, by deed of the said Winifred Young Hawkins dated November 30, 1973 and recorded in Book 2214, Page 449 of the Rockingham Registry. The said Winifred Young Hawkins being deceased. Death Certificate to be recorded herewith.

This is not homestead property.

The 1976 real estate taxes are to be paid by the Grantees.

~~wife~~ husband ~~and husband~~

WITNESS my ~~our~~ hand and seal this 2nd day of April, 1976

REC'D-ROCKINGHAM COUNTY REGISTRY OF DEEDS

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

August 4, 1988

Charles Tucker, Esquire
1 Court
Box 537
Exeter, NH 03833

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls, NH

Dear Mr. Tucker:

On August 1, 1988 I appeared before the Hampton Falls Planning Board to obtain the Board's signature on a Plan involving property owned by clients of mine namely Stephen and Linda Wakefield. Mr. & Mrs. Wakefield own property on Brown's Lane (not to be confused with Brown's Avenue or Brown's Road) which is identified as Lot 8 on Tax Map 4646R-1N.R. a copy of which is enclosed. The Planning Board has requested that I obtain your input involving certain issues pertaining to the Wakefield's property and the purpose of my letter is to introduce you to those issues and obtain your input.

Mr. & Mrs. Wakefield own a 2.4 acre parcel of land in Hampton Falls, New Hampshire located at the end of Brown's Lane currently a deadend road. Their property is described in a book recorded at the Rockingham County Registry of Deeds Book 2254, Page 064. They took title from William Nathaniel Hawkins by that deed on April 2, 1986. A copy of the deed is enclosed for your reference. The subject at issue before the Planning Board has to do with the Right of Way described towards the end of their deed and depicted on a Plan recorded at the Rockingham County Registry of Deeds as Plan B-5834. I have enclosed a copy of that Plan for your reference as well.

If you will refer to the deed to the Wakefields and the Plan you will see that passing through the center of a barn and a building shown on the Plan is a Right of Way. The Right of Way was created by Mr. Hawkins who owned at one time the property my clients now own as well as the property to the north described in Book 2222, Page 837 of the Rockingham County Registry of Deeds. When Mr. Hawkins conveyed my clients' property to them he reserved to himself and his successors in interest the Right of Way across my clients' property to his property to the north as described in Book 2222, Page 837 of the Rockingham County Registry of Deeds.

As you can tell from the Plan the Right of Way is in an extremely awkward and unacceptable position. It cuts directly through my clients' barn and their house. Not shown on the Plan but existing on the site is a culdesac between the barn and

the house which comes very close to both the barn and the building. The culdesac is comprised of hot top as well as the Right of Way and the house and the barn sit only about two or three feet off of the culdesac.

My clients have spoken with the new owner of the Hawkins' property a man named Morgado. A copy of his deed is enclosed for your reference as well. Mr. Morgado has agreed in principle with my clients to relocating the Right of Way around the barn. A copy of the proposed Right of Way in its new location is enclosed as drawn by Parker Survey Associates. Morgado has agreed to extinguishing and eliminating the existing Right of Way and to thereafter only use the new Right of Way. This will enable my clients to grow grass where a Right of Way now runs entitling them to greater privacy and greateræsthetic value of their property. The new Right of Way would allow Morgado access to his property by going around one side of the barn.

I have asked the town to sign the new Plan showing the proposed location of the new Right of Way so that it may be recorded at the Rockingham County Registry of Deeds. It is my opinion that they do not have jurisdiction because this is not a subdivision and simply involves a relocation of a Right of Way within boundary lines of my clients' property. The town in principle has agreed with me that they do not have jurisdiction because we are not dealing with a subdivision. In fact if you will look at Plan B-5834 you will see that Mark Keller the Chairman in 1976 signed off of that Plan as havng no jurisdicton so that that Plan creating the Right of Way could in fact be recorded which it was.

However the town does have a couple of concerns which they have asked me to correspond with you about. The first issue that they need to have addressed by their legal counsel is what impact will the relocation of the Right of Way have on your wet land ordinances. You will note that the new Right of Way will be somewhat closer to the existing brook appearing on the westerly side of my clients' boundary line. The town therefore would like your input as to what if any impact the new Right of Way will have in light of your wet land ordinances. In other words could you please advise the Chairman of the town's Plannng Board whether the relocation of the new Right of Way to its proposed location would violate any of the wet land ordinances of the town.

The second issue that the town would like you to address is does the town have any rights to the Right of Way. My answer to this however is no. However you will note that Brown's Lane abutts the Right of Way as shown on Plan B-5834. If you look at the tax map however you will see that Brown's Lane ends at my clients' boundary line. If you view the site you will see quite clearly that Brown's Lane does not cross onto my clients' property. However the town does have some concern that a part of Brown's Lane may overlap this private Right of Way running across my clients' property and therefore the town would like you to address that issue as

well.

At the meeting before the Planning Board on August 1st the Board made a motion which was passed unanimously entitling the Chairman of the Planning Board to deal administratively with me and actually sign the Plan stating it has no jurisdiction if you can address these two issues. Therefore on behalf of my clients and the town's Planning Board I would ask that you send a letter of opinion to the Chairman of the Planning Board addressing the two questions that I have outlined in this letter. I believe I have provided you with the information you will need at least initially to address these two questions. If I may be of any further assistance to you in this regard feel free to call me. I am sure you realize that as most clients my clients are anxious to put this issue to rest. I would therefore appreciate it if you could give this matter your attention as soon as your schedule and calendar permits. If I do not hear from you within a couple of weeks I will telephone you to see how you are progressing on this matter. Again feel free to call me if you need any additional information or background.

Thank you.

Very truly yours,

Steven G. Shadallah

SGS/bd
Encl.
cc: Mr. & Mrs. Stephen Wakefield (with enclosures)
Gary Vanderall, Chairman Town Planning Board

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

August 4, 1988

Mr. Gary Vanderall Chairman
Hampton Falls Planning Board
Hampton Falls Town Hall
Exeter Road
Hampton Falls, New Hampshire 03844

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls, NH

Dear Mr. Vanderall:

As promised enclosed please find a copy of Plan B-5834 showing the Right of Way traversing my clients' property which plan was released from the Planning Board's jurisdiction by one of your predecessors Mark E. Kelly Chairman of the Hampton Falls Planning Board in March of 1976. Also enclosed is a copy of a letter that I recently sent to the town's attorney Charles Tucker, Esquire requesting his input concerning the questions that the Board raised at our meeting on August lst.

It is my understanding from the comments made by the Board at the meeting and the motion that was made that if the issues addressed in my letter to Mr. Tucker can be resolved you will then handle administratively the release of the proposed new Right of Way so that the Plan may be recorded.

Thank you for your cooperation.

Very truly yours,

Steven G. Shadallah

Steven G. Shadallah

SGS/bd
Encl.

cc: Stephen & Linda Wakefield (with enclosures)

DONAHUE, McCAFFREY, SISEMOORE & TUCKER
ATTORNEYS AT LAW
GORHAM HALL
ONE COURT STREET
P.O. BOX 537
EXETER, NEW HAMPSHIRE 03833

MICHAEL J. DONAHUE
BRIAN F. McCAFFREY
JEFFREY B. SISEMOORE
CHARLES F. TUCKER
MONICA R. LEE

TELEPHONE
603-778-1717

FAX
603-772-4454

August 22, 1988

Town of Hampton Falls
Planning Board
One Drinkwater Road
Hampton Falls, NH 03844

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls

Dear Board:

I have reviewed Mr. Shadallah's letter of August 4 and talked with Gary Vander Ells on the telephone about the history of this parcel, and it is my conclusion that the Planning Board has no jurisdiction over this matter under the following assumptions:

1. The Town has no legal (deeded or otherwise) interest in the right-of-way. If the Town did have a deed to a portion of the Wakefield lot, then the location of the right-of-way could not be altered without the Town's consent and this would take action by Town Meeting. If the Town Planning Board does consent to this change, or note that it has no jurisdiction, and the Town of Hampton Falls does in fact have some deeded interest to the right-of-way, that deeded interest would not be extinguished by the mere recording of this plan.

2. There are no other parties than Morgado who are the beneficiaries of this easement. If other parties benefit from the easement's location they would have to consent as well.

3. The development of the Morgado property does not rely on the easement width for any developmental purpose, since it appears that the new right-of-way will be 12 feet wide, whereas the old right-of-way appears to be significantly wider. From the Board's experience with Morgado, I think it would be wise to inform Morgado, in writing, that the 12 foot right-of-way does not meet any Town standards for width which would enable Morgado to use it for legal access to his property for purposes of further development.

A sample letter to Morgado, as well as a sample letter from him to the Board acknowledging the insufficient right-of-way, are attached.

Sincerely yours,

DONAHUE, McCAFFREY, SISEMOORE & TUCKER

Charles F. Tucker

CFT:tjp
Enclosures

August 22, 1988

Town of Hampton Falls
Planning Board
One Drinkwater Road
Hampton Falls, NH 03844

Dear Board:

I have no objection to the relocation of the right-of-way across land of Linda M. and Stephen W. Wakefield from Brown's Lane to my adjacent property.

I am aware that the twelve-foot right-of-way is not of sufficient width, in and of itself, to provide access from Brown's Lane to my property for development purposes.

Sincerely yours,

_____ Morgado

August 22, 1988

Mr. Morgado
Hampton Falls, NH

Dear Mr. Morgado:

The Planning Board has been presented by Linda M. and Stephen W. Wakefield with a plan for the relocation of a right-of-way from Brown's Lane to your property, across the Wakefield property. The Planning Board has no objections to said relocation and may, in fact, have no jurisdiction over the issue in any event.

The new right-of-way appears to be narrower than the old right-of-way. We would appreciate your written confirmation of your understanding with respect to this relocation and have included a return letter for your use.

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

August 30, 1988

Mr. Gary Vanderalls
Hampton Falls Town Office
Hampton falls, NH 03844

Mr. Charles Tucker, Esquire
1 Court Street Box 537
Exeter, New Hampshire 03833

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls, NH

Dear Gentlemen:

My office has been advised by Attorney Tucker that he has met with the Board and has spoken to them about the Wakefield's property and the questions I posed in my August 4th letter to him. Attorney Tucker has further advised that he feels that the end result is that it will be acceptable for the Wakefield's to move the right of way. It is my understanding that this is contingent on Mr. Morgado signing some kind of document. I have since tried to reach Mr. Vanderalls to find out what that document is and the exact status of this matter but I have been unable to do so. Therefore I am requesting that one of you contact my office to discuss the status of the right of way so that I may advise my clients of your decision with respect to this matter.

Thank you for your anticipated cooperation.

Very truly yours,

Steven G. Shadallah

SGS/k
cc: Mr. and Mrs. Stephen Wakefield

DONAHUE, McCAFFREY, SISEMOORE & TUCKER
ATTORNEYS AT LAW
GORHAM HALL
ONE COURT STREET
P.O. BOX 537
EXETER, NEW HAMPSHIRE 03833

MICHAEL J. DONAHUE
BRIAN F. McCAFFREY
JEFFREY B. SISEMOORE
CHARLES F. TUCKER
MONICA R. LEE

TELEPHONE
603-778-1717

FAX
603-772-4454

September 26, 1988

Town of Hampton Falls Planning Board
Attn: Gary Vander Ells, Chairman
One Drinkwater Road
Hampton Falls, New Hampshire 03844

Re: Stephen & Linda Wakefield
Brown's Lane, Hampton Falls

Dear Gary:

Steve Shadallah, attorney for the Wakefields, keeps calling me to see what disposition the Board has made of this matter. I know we discussed it but I am not sure any resolution was made, since it was not discussed at a meeting at which votes were being taken. Do you have anything to offer?

Sincerely yours,

DONAHUE, McCAFFREY, SISEMOORE & TUCKER

Charles F. Tucker

CFT:tjp

STEVEN G. SHADALLAH
ATTORNEY AT LAW
SALEM PROFESSIONAL PARK
EIGHT STILES ROAD
SALEM, NEW HAMPSHIRE 03079

TELEPHONE
(603) 893-9000

MEMBER OF
NEW HAMPSHIRE, MASSACHUSETTS
AND MAINE BARS

October 6, 1988

Mr. Gary Vander Els
Hampton Falls Town Office
Hampton Falls, New Hampshire 03844

Re: Stephen and Linda Wakefield
Brown's Lane, Hampton Falls, NH

Dear Mr. Vander Els:

I have tried several times to reach both you and Attorney Tucker but have had no success. My clients, the Wakefield's, are curious as to your solution to the problem I posed to you on August 1, 1988. I am therefore requesting at this time that you place this matter on your next agenda so that this matter can be concluded. As I have stated my clients are most anxious to resolve the matter involving Brown's Lane. Would you please advise me of the date for the next agenda.

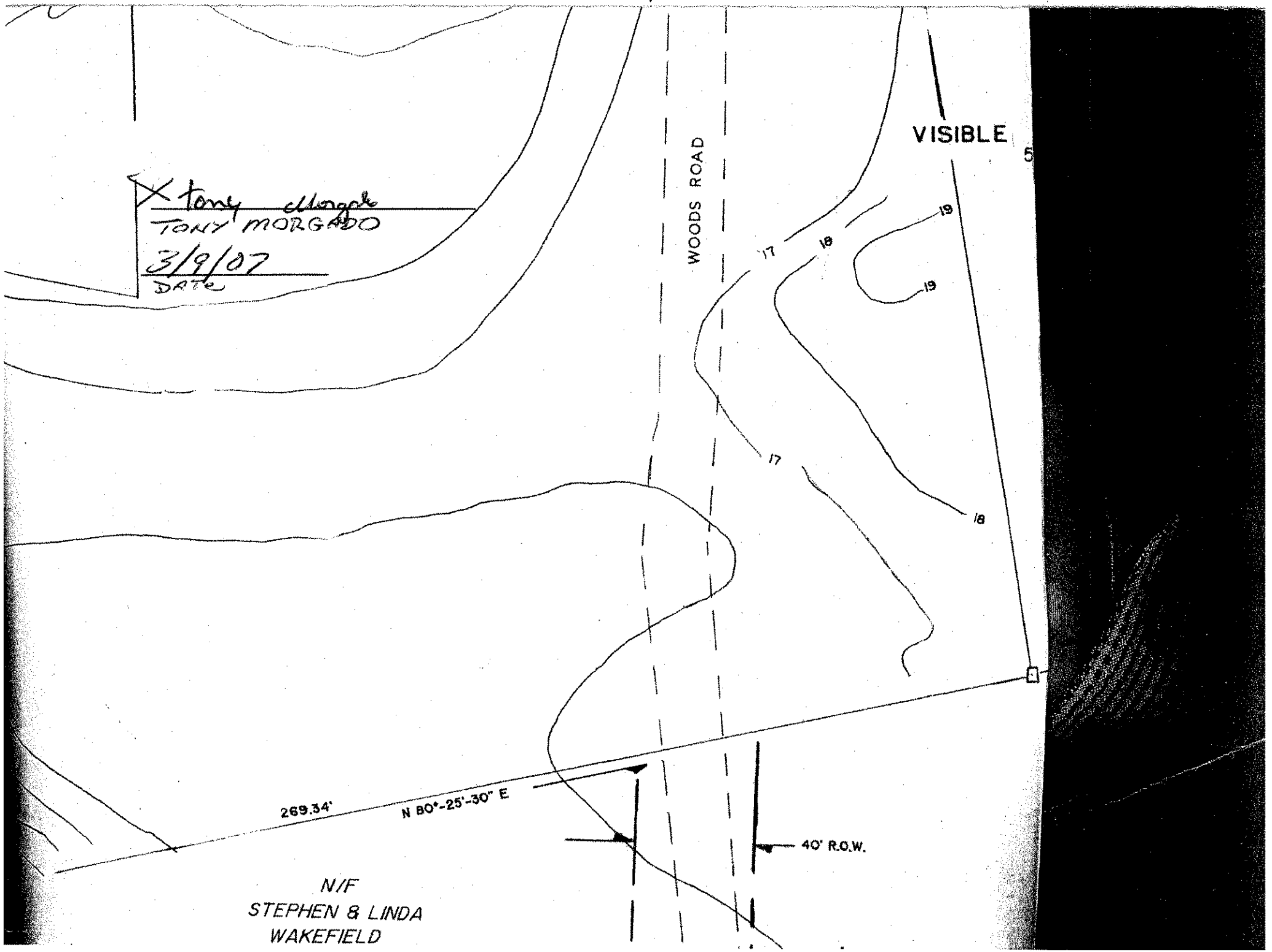
Thank you.

Very truly yours,

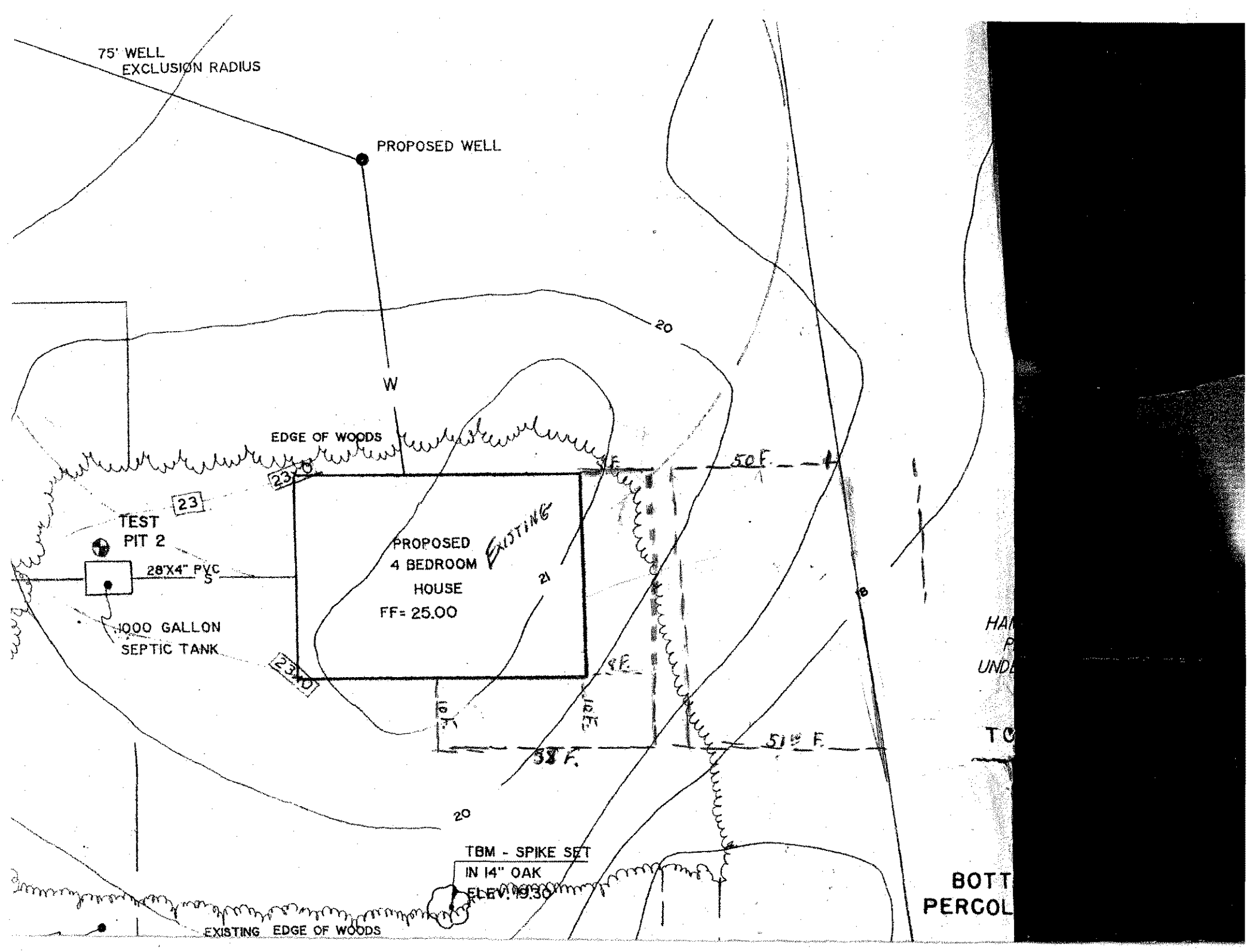
Steven G. Shadallah

SGS/k
cc: Mr. and Mrs. Stephen Wakefield
Mr. Charles Tucker, Esquire

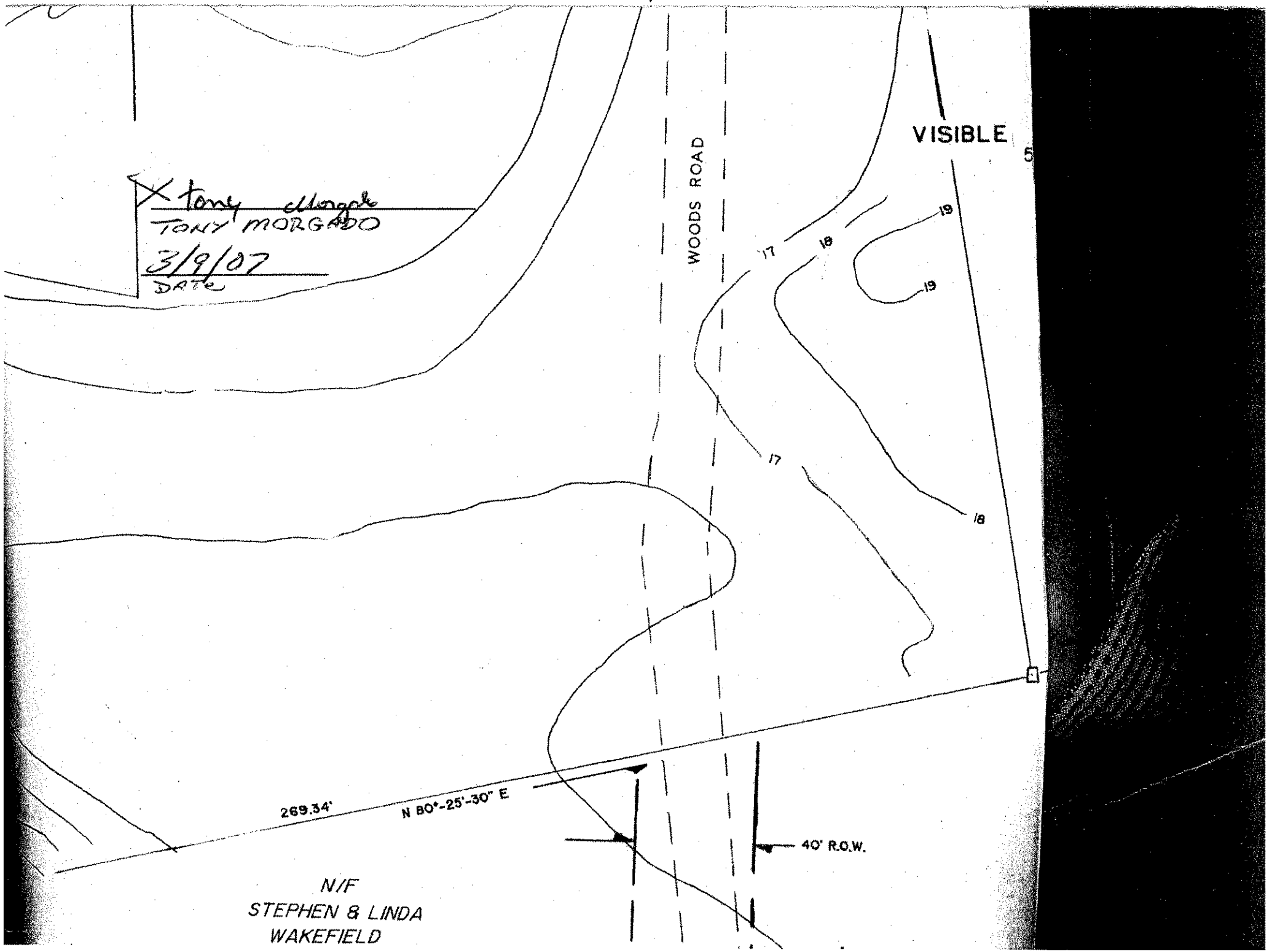
9-8-A



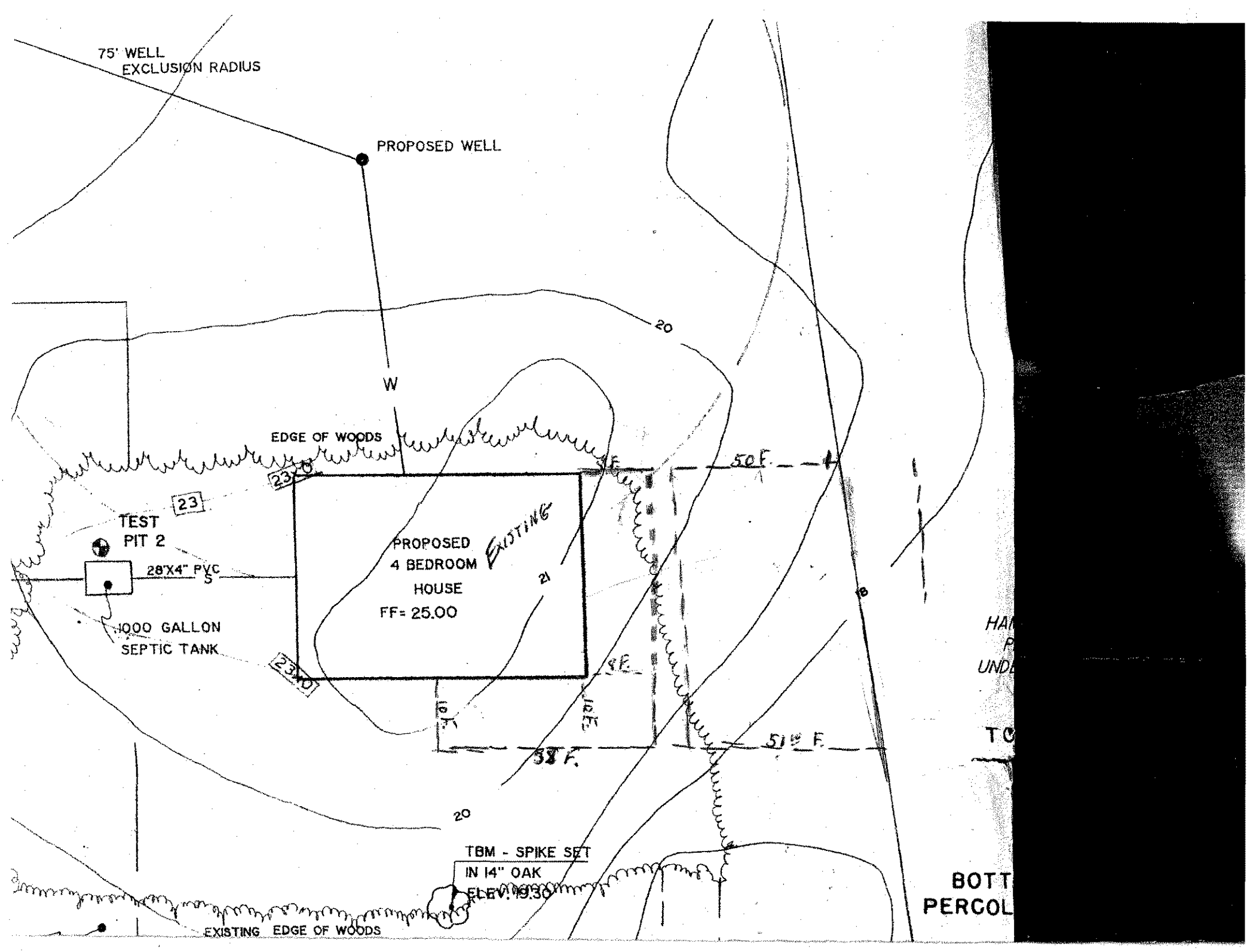
Tony Morgado
TONY MORGADO
3/9/07
DATE


75' WELL
EXCLUSION RADIUS
PROPOSED WELL
W
20
EDGE OF WOODS
23
23
TEST
PIT 2
28'X4" PVC
S
1000 GALLON
SEPTIC TANK
PROPOSED
4 BEDROOM
HOUSE
FF= 25.00
EXISTING
21
50 F.
5 F.
10 F.
10 F.
51 F.
58 F.
20
TBM - SPIKE SET
IN 14" OAK
ELEV. 19.30
EXISTING EDGE OF WOODS

9-8-A



Tony Morgado
TONY MORGADO
3/9/07
DATE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58 F.
20
TBM - SPIKE SET
IN 14" OAK
ELEV. 19.30
EXISTING EDGE OF WOODS

No Bk 5 Pg

1790

KNOW ALL MEN BY THESE PRESENTS,

That I Samuel Ware of Hampton falls in the County of Rockingham and State of New Hampshire Esqr

For and in consideration of the sum of of one Hundred and Ten Pounds to me in hand, before the delivery hereof, well and truly paid by Nathaniel Hubbard Dodge of Hampton falls aforesaid Yeoman the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Nathaniel Hubbard Dodge and his heirs and assigns forever a Certain Piece of Land Scituate in Hampton falls aforesaid containing Twenty two acres Bounded as followeth Viz Easterley forty Rod. off the fourteen acres of Land this day sold by me to Deacon Abner Sandborn & Theophilus Sandborn then Southerley Eighty Eight Rod, on the said Samel Wears land Westerley forty Rod. on the said Wears land till it Comes to land belonging to the Heirs of Mr Ralph Cross then Northerley on the said Heirs and Capt Caleb Sandborn Eighty Eight Rod, & the four lines to make Right angels or Parallel lines so as to compleat Twenty Two acres (and no more) with free liberty for the said Nathaniel Hubbard Dodge and his heirs and assigns to pass and repass without hinderance or Molestation through the said Samel Wears land to the high way where it shall be most Convenient for the said Dodge his heirs and assigns and the said Wears his heirs and assigns

To have and to hold the said granted premises, with all the priviledges and appurtenances to the same belonging, to him the said Nathaniel Hubbard Dodge and his heirs and assigns to his and their only proper use and benefit forever: And I the said Samuel Weare for my self my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Nathaniel Hubbard Dodge and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and lawfully seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: That the said premises are free and clear of all and every incumbrance whatsoever: And that Samuel his heirs, executors, and administrators, shall and will warrant the same to him the said Nathaniel Hubbard Dodge his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever. Moreover Hannah Weare wife of the said Samuel Gives up all her right of Dower or third in the above Granted and Barganed premises in Witness whereof we have hereunto set to our hand, and Seals this Firs Day of March one thousand Saven hundred and Ninety

Signed Sealed and Delivered in presents of

Sam: Weare

the word his how'd Blotted on twenty fifth line was done before Signing and Sealing

Printed from Internet for on 3/17/2015

MAY 9 11 21 AM '89

19467

PLAT OF LAND OF ANTONIO M. & ISABEL MORGADO IN HAMPTON FALLS, N.H.

STOCKTON SERVICES
HAMPTON, N.H.
SCALE: 1"=50' APRIL 1989

0 25 50 100 150 200 FEET
0 10 20 30 50 METERS

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. 4/12/89

STATE OF NEW HAMPSHIRE — No. 752 ANNE W. BIALOBRZESKI — LICENSED LAND SURVEYOR
SIGNATURE

OWNER UNKNOWN
BELIEVED TO BE
/F S. BROWN
R.C.R. 637-293
SEE R.C.R. 247-298

924'± TO TAYLOR RIVER

SET ½" I.P. & STONES

REF. R.C.R. PLAN #A-5824

N 83-13-06 E 288.99

N/F MERRILL R.C.R. 2527-255

SET PUNCH MARK IN FND S.B.

4.26 ACRES±
(DEED 3AC 107R)
R.C.R. 2716-489
SEE R.C.R. 427-306
PROBATE #19553 09

S 12-01-02 E 660.00

N/F HAMPTON FALLS PROPERTIES, LTD
R.C.R. 2341-0378
SEE R.C.R. 2004-240
R.C.R. 127-432

N/F A. & M. MELVILLE
R.C.R. 2245-299
SEE R.C.R. 1429-062
R.C.R. 871-371
R.C.R. 871-380
R.C.R. 485-365

N 13-36-25 W 675.16

WELL

(SEE NOTE 2)

FND I. PIN

114.4

FND S.B. W/ D.H.

N/F S. & L. WAKEFIELD
R.C.R. 2254-0642
SEE R.C.R. PLAN #B-5834
R.C.R. PLAN #C-19098

269.30 S 80-25-30 W

OLD R.O.W.

NEW R.O.W. (R.C.R. 2782-2241)

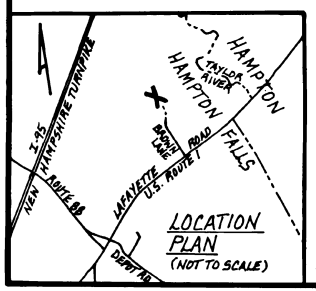
BROOK

FND S.B. (SQUARE CUT)

(N/F MELVILLE)

TO BROWN LANE

* (REPRODUCED FROM REF. PLANS)



LOCATION PLAN
(NOT TO SCALE)

NOTES

1. BOUNDARY CONTROL TRAVERSE ERROR OF CLOSURE = 1/60,400 USING LIETZ SET 4 TOTAL STATION
2. NOTE POSSIBLE RIGHT OF WAY FOR HAMPTON FALLS PROPERTIES THROUGH SUBJECT TRACT (REF. R.C.R. 127-432). ORIGINAL RIGHT OF WAY LOCATION NOT APPARENT.

C-19325

110

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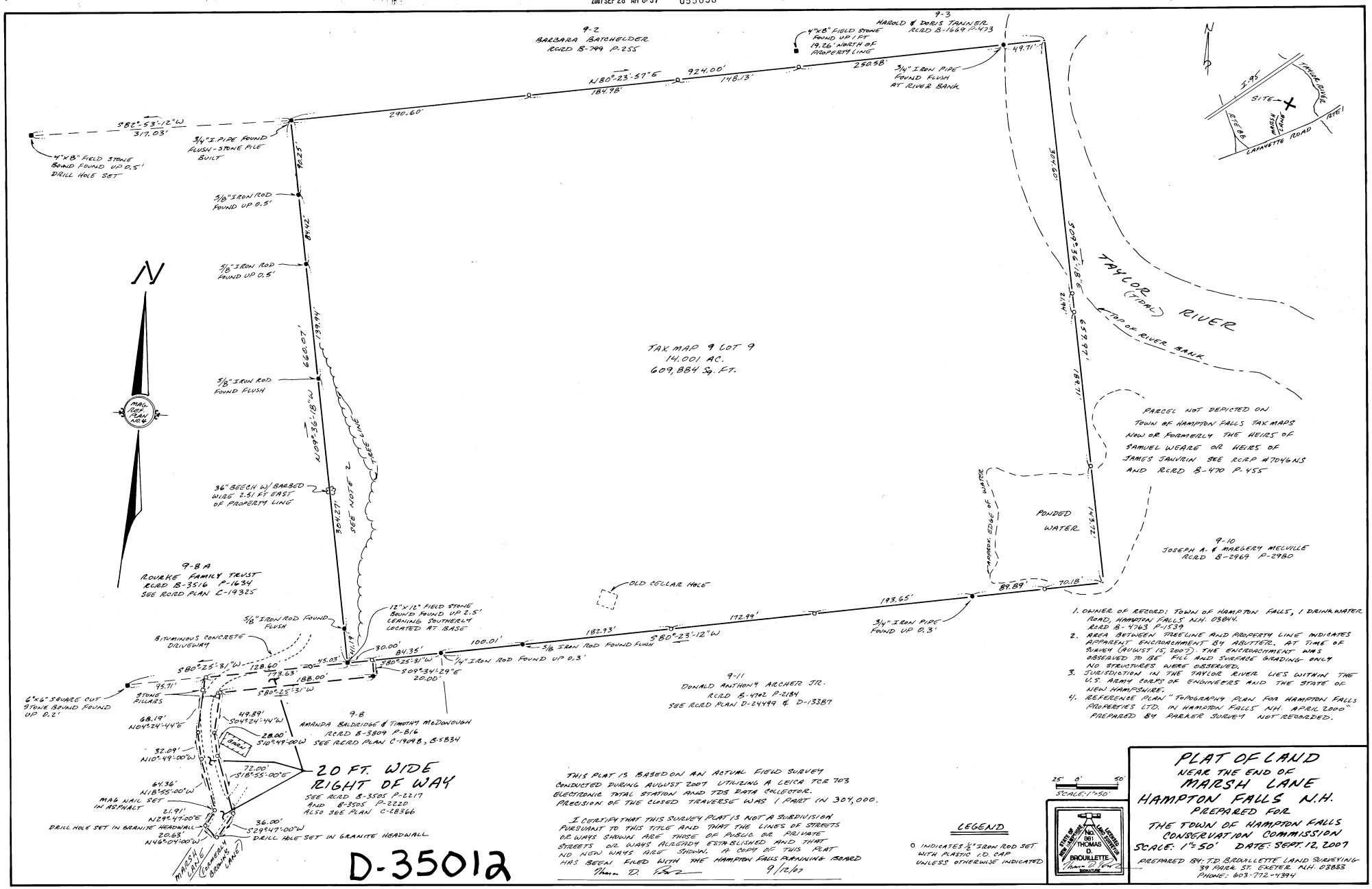
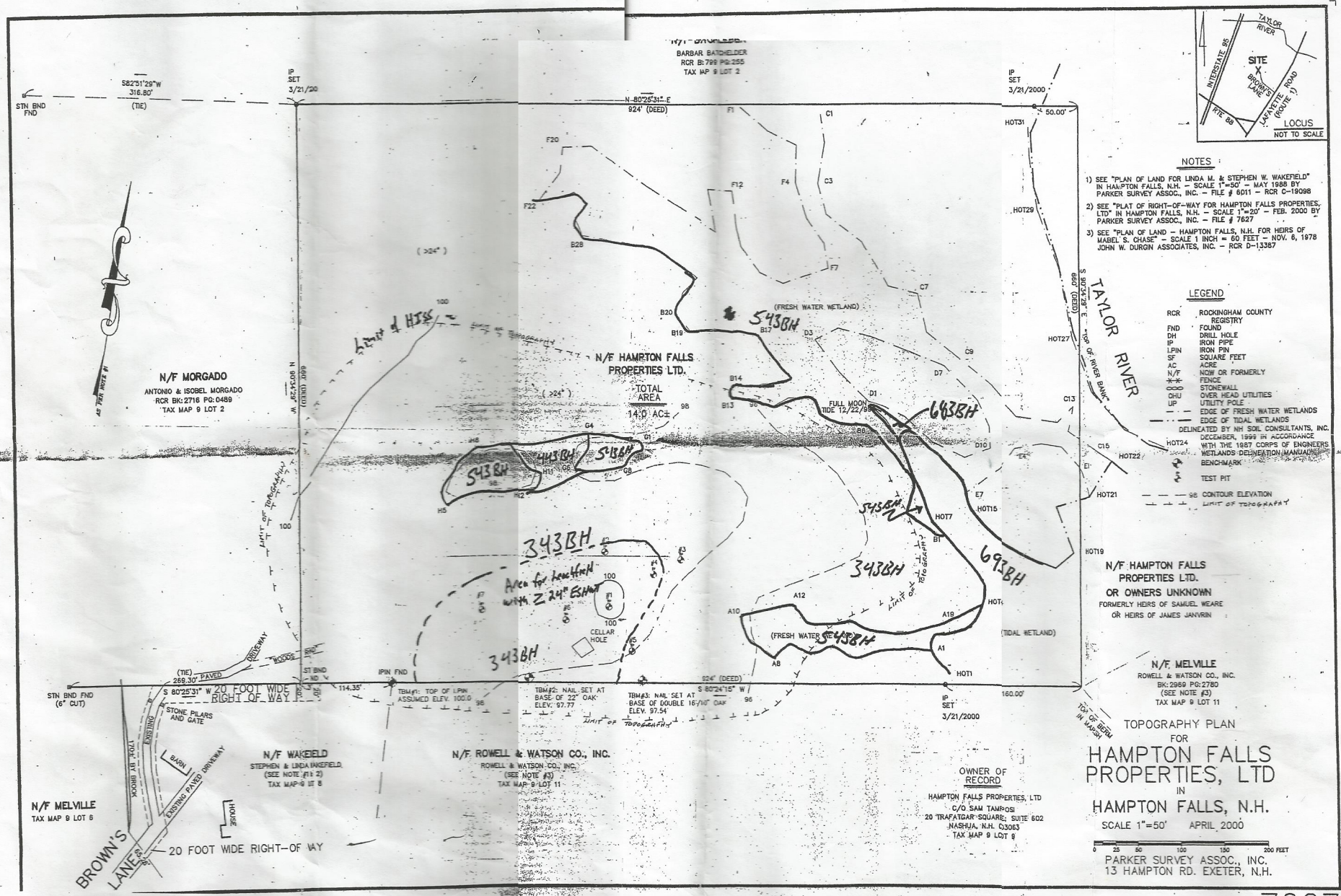

9-2
BARBARA BATCHELDER
RCRD B-799 P-255
9-3
HAROLD & DORIS TRAINER
RCRD B-1669 P-473
4"x8" FIELD STONE FOUND UP 1 FT 19.26' NORTH OF PROPERTY LINE
3/4" IRON PIPE FOUND FLUSH AT RIVER BANK
N80°-23'-57"E
184.98'
924.00'
148.13'
250.58'
49.71'
S82°-53'-12"W
317.03'
4"x8" FIELD STONE BOUND FOUND UP 0.5' DRILL HOLE SET
3/4" I. PIPE FOUND FLUSH - STONE PILE BUILT
290.60'
3/8" IRON ROD FOUND UP 0.5'
3/8" IRON ROD FOUND FLUSH
5/8" IRON ROD FOUND UP 0.5'
36" BEECH W/ BARBED WIRE 2.5' FT EAST OF PROPERTY LINE
N09°-36'-18"W
660.07'
302.27'
139.44'
99.42'
99.25'
TREELINE
MAG. DEC. PLAN NE'LY
TAX MAP 9 LOT 9
14.001 AC.
609,884 Sq. FT.
S09°-36'-18"E
660.07'
TAYLOR (TIDAL) RIVER
TOP OF RIVER BANK
PARCEL NOT DEPICTED ON TOWN OF HAMPTON FALLS TAX MAPS NOW OR FORMERLY THE HEIRS OF SAMUEL WEARE OR HEIRS OF JAMES JANVRIN SEE RCRD #7046 NS AND RCRD B-470 P-455
PONDED WATER
APPROX. EDGE OF WATER
143.21'
182.71'
70.18'
89.89'
9-10
JOSEPH A. & MARGERY MELVILLE
RCRD B-2969 P-280
9-8A
ROURKE FAMILY TRUST
RCRD B-3516 P-1634
SEE RCRD PLAN C-19325
OLD CELLAR HOLE
12"x12" FIELD STONE BOUND FOUND UP 2.5' LEANING SOUTHERLY LOCATED AT BASE
3/8" IRON ROD FOUND FLUSH
BITUMINOUS CONCRETE DRIVEWAY
S80°-25'-31"W
128.60'
173.63'
188.00'
45.03'
84.35'
30.00'
S80°-25'-31"W
S09°-34'-29"E
20.00'
182.93'
172.99'
193.65'
100.01'
5/8 IRON ROD FOUND FLUSH
1/4" IRON ROD FOUND UP 0.3'
3/4" IRON PIPE FOUND UP 0.3'
S80°-23'-12"W
6"x6" SQUARE CUT STONE BOUND FOUND UP 0.2'
95.71'
STONE PILLARS
S80°-25'-31"W
68.19'
N04°-24'-44"E
49.89'
S04°-24'-44"W
28.00'
S10°-49'-00"W
32.09'
N10°-49'-00"W
72.00'
S18°-55'-00"E
64.36'
N18°-55'-00"W
MAG NAIL SET IN ASPHALT
21.91'
N29°-47'-00"E
20.63'
N46°-04'-00"W
36.00'
S29°-47'-00"W
DRILL HOLE SET IN GRANITE HEADWALL
DRILL HOLE SET IN GRANITE HEADWALL
GRANITE BOUNDS
MARSH LANE
(FORMERLY BROWN'S LANE)
9-8
AMANDA BALDRIDGE & TIMOTHY McDONOUGH
RCRD B-3809 P-816
SEE RCRD PLAN C-19098, B-5834
9-11
DONALD ANTHONY ARCHER JR.
RCRD B-4702 P-2184
SEE RCRD PLAN D-24499 & D-13387
20 FT. WIDE RIGHT OF WAY
SEE RCRD. B-3505 P-2217 AND B-3505 P-2220
ALSO SEE PLAN C-28366
D-35012
N
TAYLOR RIVER
SITE
BEECH
MARSH LANE
LAFAYETTE ROAD
RTE 1
1. OWNER OF RECORD: TOWN OF HAMPTON FALLS, 1 DRINKWATER ROAD, HAMPTON FALLS N.H. 03844. RCRD B-4763 P-1539
2. AREA BETWEEN TREELINE AND PROPERTY LINE INDICATES APPARENT ENCROACHMENT BY ABUTTER. AT TIME OF SURVEY (AUGUST 15, 2007). THE ENCROACHMENT WAS OBSERVED TO BE FILL AND SURFACE GRADING ONLY NO STRUCTURES WERE OBSERVED.
3. JURISDICTION IN THE TAYLOR RIVER LIES WITHIN THE U.S. ARMY CORPS OF ENGINEERS AND THE STATE OF NEW HAMPSHIRE.
4. REFERENCE PLAN "TOPOGRAPHY PLAN FOR HAMPTON FALLS PROPERTIES LTD. IN HAMPTON FALLS N.H. APRIL 2000" PREPARED BY PARKER SURVEY NOT RECORDED.
THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED DURING AUGUST 2007 UTILIZING A LEICA TCR 703 ELECTRONIC TOTAL STATION AND TDS DATA COLLECTOR. PRECISION OF THE CLOSED TRAVERSE WAS 1 PART IN 304,000.
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. A COPY OF THIS PLAT HAS BEEN FILED WITH THE HAMPTON FALLS PLANNING BOARD
Thomas D. Brouillette 9/12/07
LEGEND
O INDICATES 5/8" IRON ROD SET WITH PLASTIC I.D. CAP UNLESS OTHERWISE INDICATED
25' 0' 50'
SCALE: 1"=50'
STATE OF NEW HAMPSHIRE LAND SURVEYOR NO. 881 THOMAS D. BROUILLETTE
PLAT OF LAND
NEAR THE END OF
MARSH LANE
HAMPTON FALLS N.H.
PREPARED FOR
THE TOWN OF HAMPTON FALLS CONSERVATION COMMISSION
SCALE: 1"=50' DATE: SEPT. 12, 2007
PREPARED BY: T.D. BROUILLETTE LAND SURVEYING 39 PARK ST. EXETER N.H. 03833 PHONE: 603-772-4394

D



NOTES

1) SEE "PLAN OF LAND FOR LINDA M. & STEPHEN W. WAKEFIELD" IN HAMPTON FALLS, N.H. – SCALE 1"=50' – MAY 1988 BY PARKER SURVEY ASSOC., INC. – FILE # 6011 – RCR C-19098
2) SEE "PLAT OF RIGHT-OF-WAY FOR HAMPTON FALLS PROPERTIES, LTD" IN HAMPTON FALLS, N.H. – SCALE 1"=20' – FEB. 2000 BY PARKER SURVEY ASSOC., INC. – FILE # 7627
3) SEE "PLAN OF LAND – HAMPTON FALLS, N.H. FOR HEIRS OF MABEL S. CHASE" – SCALE 1 INCH = 60 FEET – NOV. 6, 1978 JOHN W. DURGIN ASSOCIATES, INC. – RCR D-13367

LEGEND

RCR	ROCKINGHAM COUNTY REGISTRY
FND	FOUND
DH	DRILL HOLE
IP	IRON PIPE
I.PIN	IRON PIN
SF	SQUARE FEET
AC	ACRE
N/F	NOW OR FORMERLY
x x x	FENCE
ooo	STONEWALL
OHU	OVER HEAD UTILITIES
UP	UTILITY POLE
- - -	EDGE OF FRESH WATER WETLANDS
- · -	EDGE OF TIDAL WETLANDS
	DELINEATED BY NH SOIL CONSULTANTS, INC. DECEMBER, 1999 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL
	BENCHMARK
	TEST PIT
98	CONTOUR ELEVATION
	LIMIT OF TOPOGRAPHY

TOPOGRAPHY PLAN FOR HAMPTON FALLS PROPERTIES, LTD IN HAMPTON FALLS, N.H.

SCALE 1"=50' APRIL 2000

0 25 50 100 150 200 FEET

PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

7627